



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcountry.ca.gov/dplu](http://www.sdcountry.ca.gov/dplu)

### **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC REVIEW OF A GENERAL PLAN AMENDMENT / SPECIFIC PLAN AMENDMENT**

October 1, 2009

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act and General Plan Amendment and/or Specific Plan Amendment for the following project(s). These draft Environmental Impact Report(s) and General Plan Amendment and/or Specific Plan Amendment can be reviewed on the World Wide Web at [http://www.sdcountry.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public library(ies) listed below. Comments on these draft documents must be sent to the DPLU address listed above and should reference the project numbers and name.

**THE CAMPUS PARK PROJECT; GPA 03-004; SPA 03-008; R 03-014; TM 5338; S 07-030; S 07-031; LOG NO. 03-02-059; SCH NO. 2005011092.** The Proposed Project would involve construction of 521 single-family homes and 555 multi-family homes on 159.2 acres, 157,000 s.f. of office professional on 11.5 acres, 61,200 s.f. of commercial on 8.1 acres, 3.4 acres of parks, an 8.5-acre active sports park, 173.2 to 175.8 acres of open space preserve, 22.7 acres of HOA open space (e.g., open space for fuel modification, manufactured slopes), and a 2.4-acre detention basin, as well as (under Wastewater Management Option 2 only) a 2.6-acre wet-weather water storage pond. In addition, the Project would include construction of a north-south roadway through the site (Horse Ranch Creek Road), 4 residential collector streets (Baltimore Oriole Road, Longspur Road, Harvest Glen Road, Pankey Place), and 18 neighborhood streets. Off-site roadways would include Pala Mesa Drive to the west of the Project site towards the southern project boundary and Horse Ranch Creek Road to the southeast of the Project site. Off-site utility improvements would include new water lines within Pala Mesa Drive, and Pankey Place; pressure reducing stations at the western extent of Pala Mesa Drive

and northern extent of Horse Ranch Creek Road; and sewer mains connecting to an existing force main in SR 76 (and, for Wastewater Management Option 2, extending to the proposed treatment plant associated with the Meadowood project).

The Campus Park Project site is located in the unincorporated portion of the San Diego County in the community of Fallbrook, approximately 6 miles southeast of the Fallbrook town center and 46 miles north of downtown San Diego. The Project site consists of two contiguous properties. SR 76 (also called Pala Road) borders the southern boundary of the total 416.1-acre Project site, and I-15, an eight-lane regional transportation corridor, borders the property along a portion of the western edge. The I-15/SR 76 Interchange is located to the southwest of the Project site.

The draft Environmental Impact Report identified significant environmental impacts to Aesthetics, Transportation/Traffic, Air Quality, Noise, Geology/Paleontology, Biological Resources, and Cultural Resources. Comments on this proposed draft Environmental Impact Report and the General Plan Amendment and/or Specific Plan Amendment must be received no later than November 16, 2009 at 4:00 p.m. (a 45 day public review period). These draft documents can also be reviewed at the following libraries: (1) Fallbrook Library located at 124 S. Mission Road, Fallbrook, CA 92028, (2) Vista Library located at 700 Eucalyptus Avenue, Vista, CA 92084 and the (3) Valley Center Library located at 29200 Cole Grade Road, Valley Center, CA 92082. For additional information, please contact Dennis Campbell at (858) 505-6380 or by e-mail at [Dennis.Campbell@sdcounty.ca.gov](mailto:Dennis.Campbell@sdcounty.ca.gov).